

# 448 E COLLEGE AVE

State College, PA 16801



**FOR LEASE**  
**±983 - 22,741 SF**

**BW** Kandy Weader | Luke Higgins  
For Lease Information: 717.843.5555 | Learn More Online At [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# Project **Description**

The oLiv' State College is a new, state-of-the-art, 12-story student residence mixed-use development, containing 453 beds, 8,864 sf of retail, and 13,887 sf of office space. The spectacular residential amenity areas and retail space is located on ground level adjacent to the residential lobby and leasing office. The roof terrace of the building houses a state-of-the-art pool, hot tubs, and green roof. The project design enhances the existing neighborhood and will be a powerful retail presence along East College Ave. The LEED certified/equivalent building is ready for delivery for both retail and office users.



## Property **Highlights**

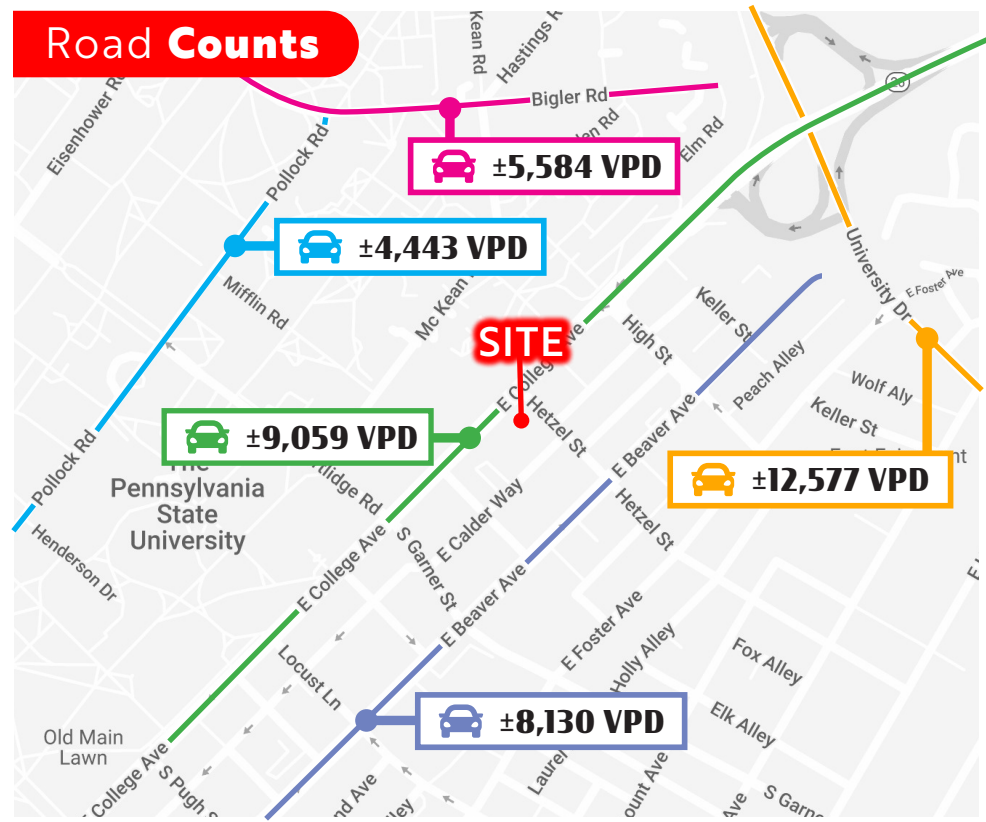
- Luxury, mixed-use student housing project
- 983.96 sf of retail and 13,887 sf of office space
- State-of-the-art, LEED certified/equivalent building
- Serves the East College submarket with a large on and off campus housing population
- Walking distance to athletic complexes

# Location Overview

The luxury mixed-use project sits on East College Avenue and overlooks the eastern portion of Penn State's Campus with views of Beaver Stadium in the distance.

The largest population of Penn State's on-campus housing about 14,000+ students, 5 of the 8 complexes, live directly across the street. The off-campus housing has also dramatically expanded over the past few years off East College Avenue creating a demand for goods & services in this downtown submarket.

The athletic complexes are within walking distance with endless year-round events and home of Beaver Stadium with a 110,000-seat capacity, Bryce Jordan Center with 15,000 seats, Pegula Ice Arena with 6,000 seats and many others. On game day, State College becomes the 3rd largest city in Pennsylvania and East College Avenue is the buzz of town.

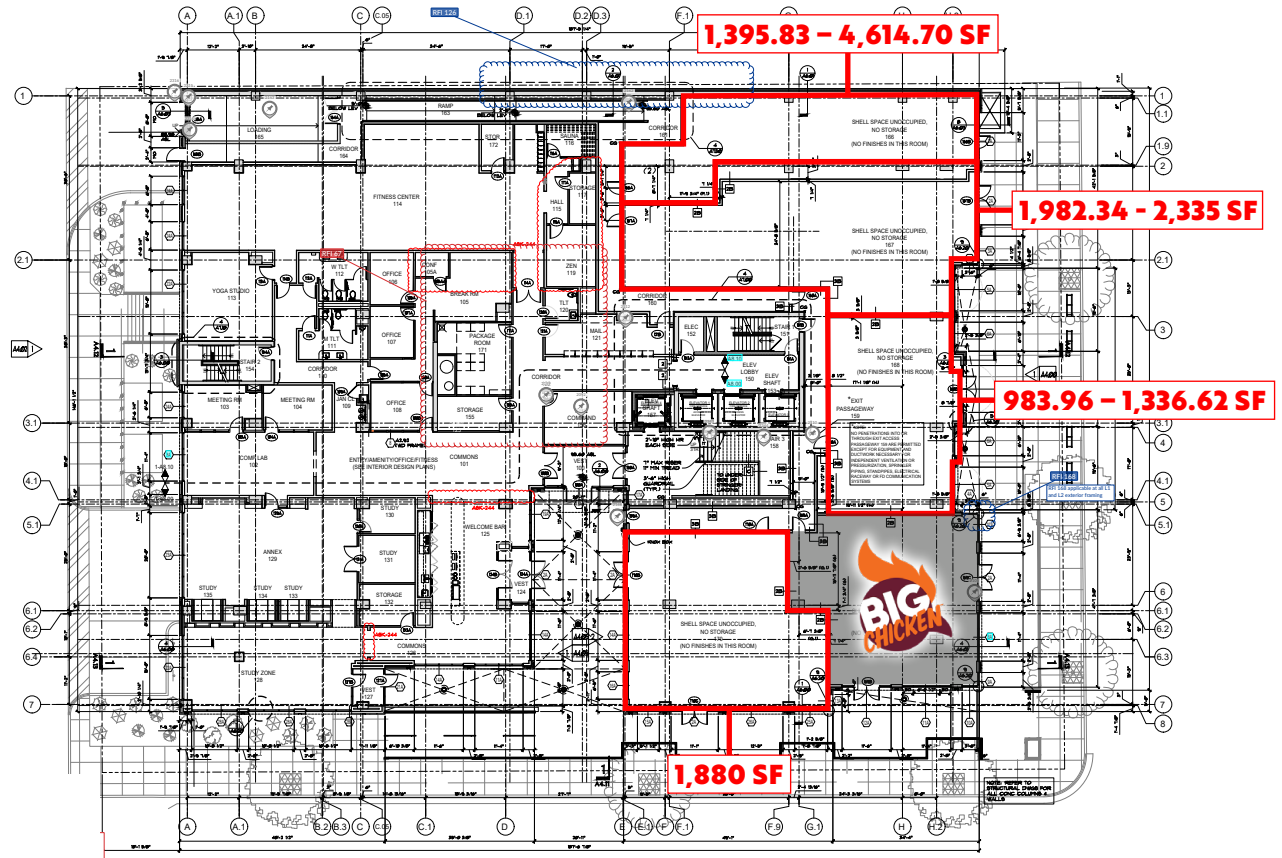


| DEMOGRAPHICS   | 3 MILE   | 5 MILE   | 7 MILE   |
|--|----------|----------|----------|
| TOTAL POPULATION   | 74,951   | 88,357   | 98,684   |
| DAYTIME EMPLOYEES  | 66,572   | 79,178   | 86,593   |
| AVERAGE HHI  | \$75,702 | \$85,555 | \$89,646 |
| TOTAL HOUSEHOLDS   | 27,074   | 32,637   | 35,019   |
| <b>TRAFFIC COUNTS:</b>   |          |          |          |
| <b>E College Ave: ±9,059 VPD    University Dr: ±12,577 VPD</b> |          |          |          |

# 1<sup>st</sup> Floor: Retail

Street level retail ranging from 983.96 sf to 4,614.70 sf. Spaces are delivered as a cool, gray shell. Tenant improvement allowance offered based on other terms.

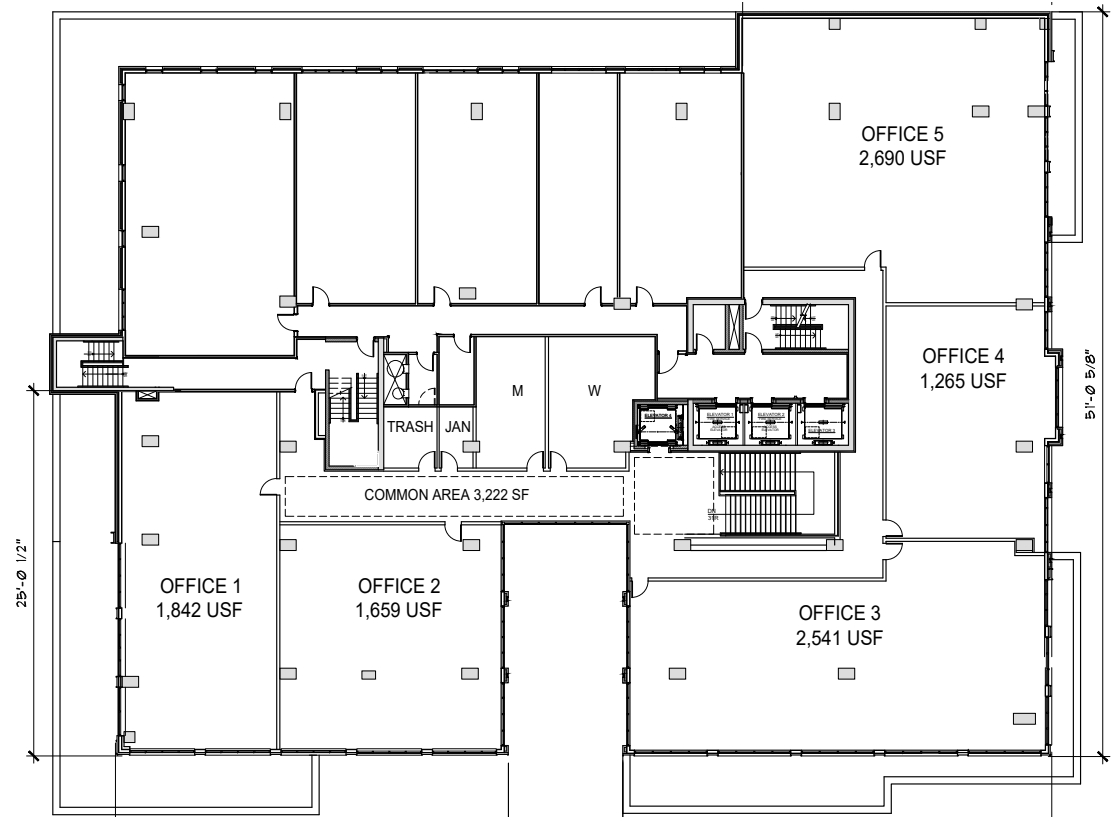
- 983.96-4,614.70 SF
- \$35/ SF



## 2nd Floor: Office

Second floor, Class A office space delivered as a cool, gray shell. Tenant improvement allowance available.

- 1,265 - 13,887 SF
- \$25/ SF



Entryway to Office Space



Common Area Restrooms



Office Space with Floor to Ceiling Windows and High Ceilings

# Market Aerial



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Kandy Weader

KWeader@bennettwilliams.com



### Luke Higgins

LHiggins@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

